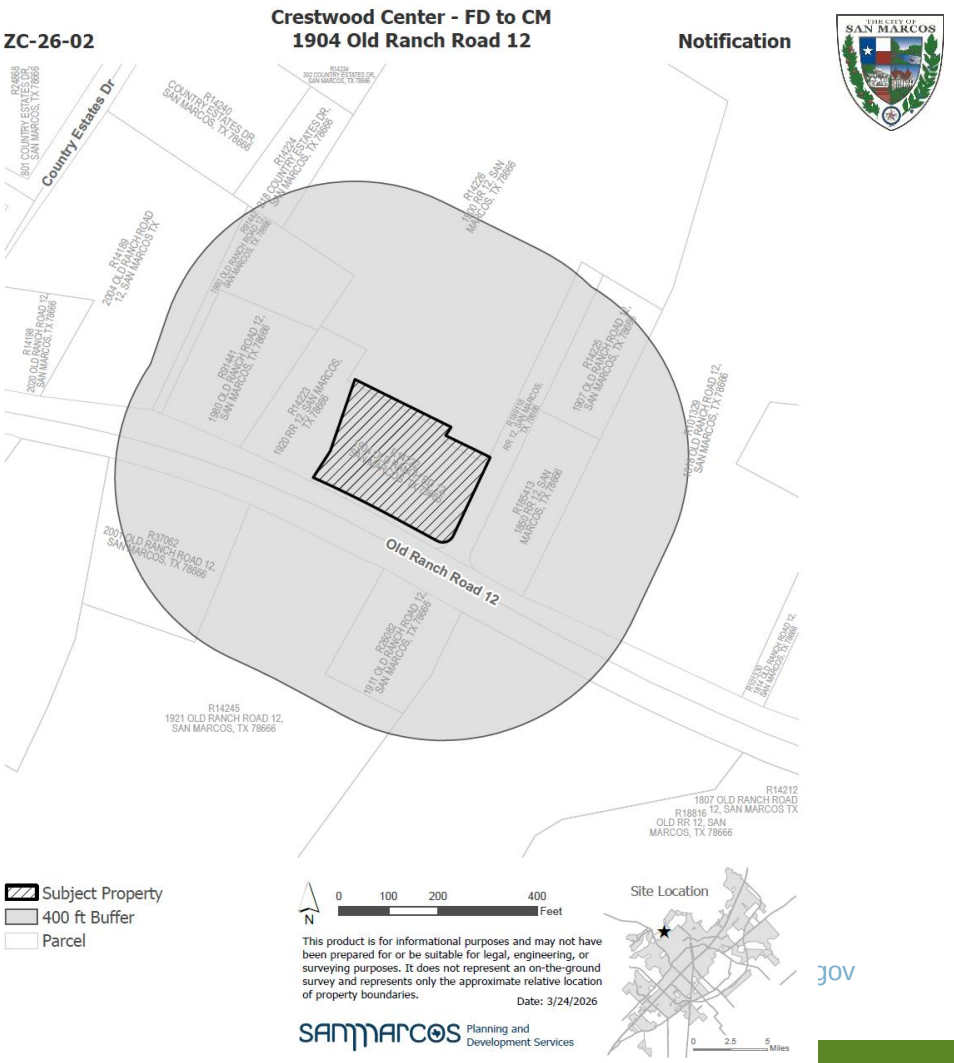
Public Hearing
ZC-26-02
Crestwood Center/ FD to CM

ZC-26-02 (Crestwood Center / FD to CM) Hold a public hearing and consider a request by Hugo Elizondo Jr., Cuatro Consultants Ltd., on behalf of James Umstattd, UC2 Ltd., for a Zoning Change from Future Development (FD) to Commercial (CM), or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.45 acres out of the Thomas W. Forsyth Survey No. 2, Abstract No. 173, located at 1904 Old Ranch Road 12. (L. Clanton)

Property Information

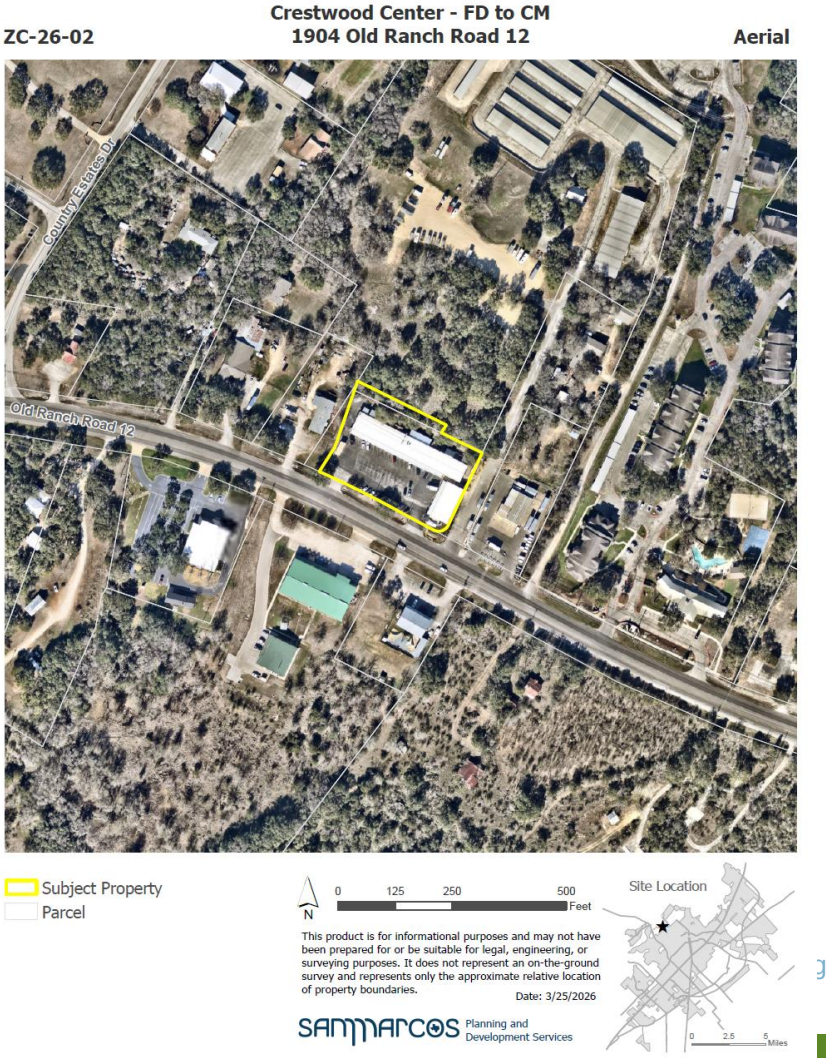
- Approximately 1.45 acres
- Old Ranch Road 12 east of County Estates Drive
- Not located within ETJ, annexation concurrently considered by City Council (AN-26-01)



Context & History

- Crestwood retail center exists on the property

- Surrounding Uses:
  - Warehouse/ self-storage
  - Texas State forensics laboratory
  - Retail & personal services
  - Single & multifamily residential
  - Church



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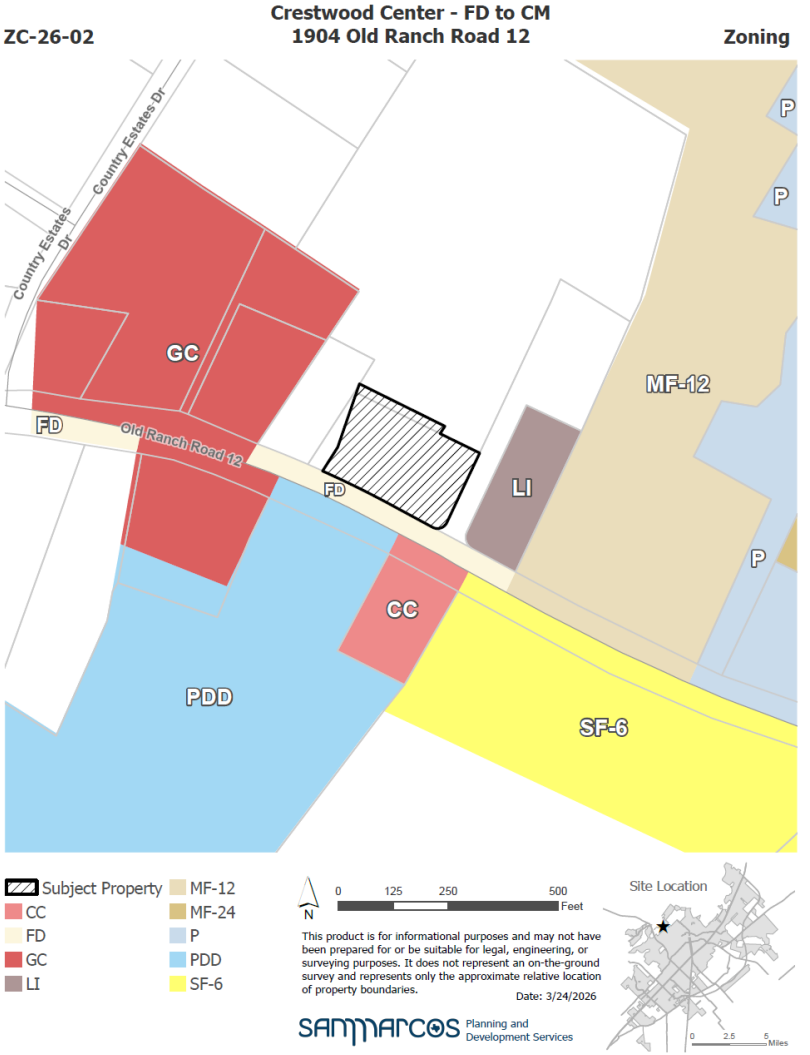
Context & History

- Existing Zoning:
  Future Development (FD)
  - Temporary zoning upon annexation. Limited development allowed.

- Proposed Zoning:
  Commercial (CM)
  - Allows various commercial uses with enhanced site design standards

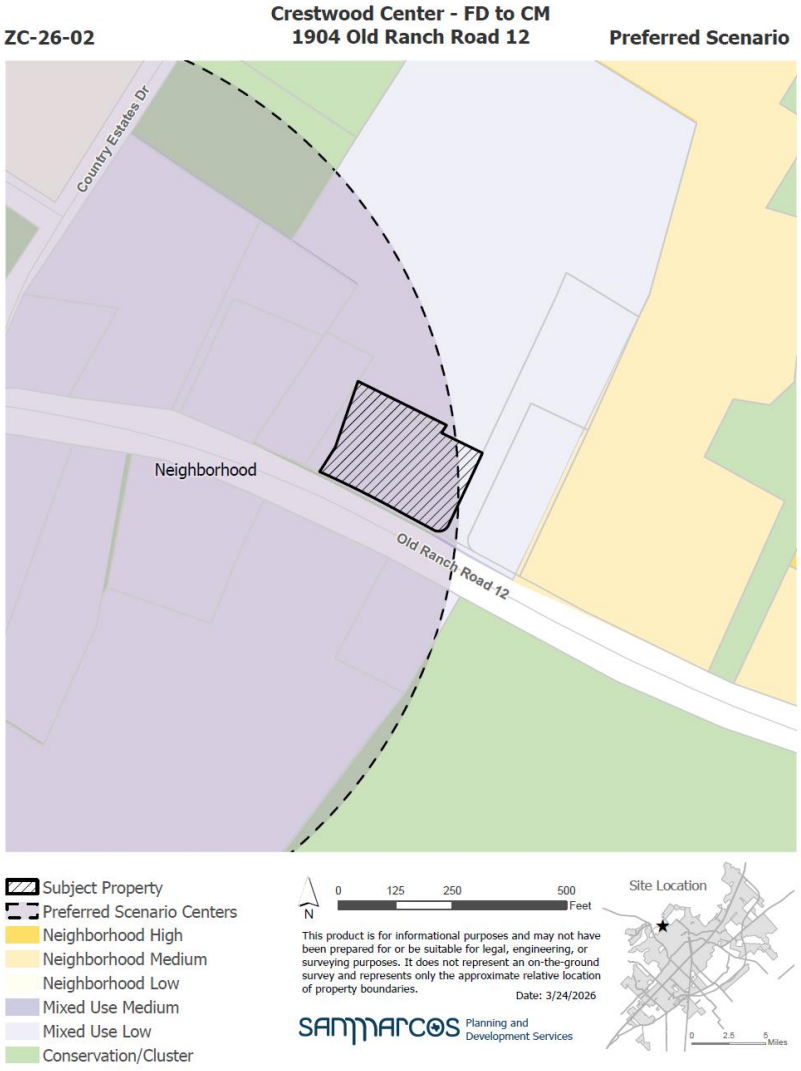


Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Mixed Use Low

"These areas are characterized by smaller commercial centers that are walkable and typically in or near neighborhoods... They should be distributed throughout the city, such as along corridors and near major intersections." (VisionSMTX)



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Comprehensive Plan Analysis (VISION SMTX)

Step 2: Is the request consistent with Table 4.1 of the Land Development Code?

"CM" Commercial within "Mixed Use Low"

		Place Types									
		Neighborhood Low-Existing	Neighborhood Low-New	Neighborhood Medium	Neighborhood High	Neighborhood Transition	Mixed Use Low	Mixed Use Medium	Employment/ Commercial Low	Employment/ Commercial Medium	Conservation/ Cluster
Zoning District											
Conventional Residential	FD	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
	SF-R	C	NP	NP	-	-	-	-	-	-	-
	SF-6	C	C	NP	-	-	-	-	-	-	-
	SF-4.5	C	C	C	NP	-	-	-	-	-	-
Neighborhood Density Districts	ND-3	See Section 4.1.2.4 and 4.1.2.5 of the Development Code	C	C	NP	NP	NP	NP	-	-	-
	ND-3.2		C	C	NP	NP	NP	NP	-	-	-
	ND-3.5		C	C	C	C	NP	NP	-	-	-
	ND-4		C	C	C	C	C	NP	-	-	-
	N-CM		C	C	C	C	C	C	-	C	-
Character Districts	CD-1	C	C	NP	NP	C	-	-	NP	NP	See Section 4.1.2.6 of the Development Code
	CD-2	-	NP	-	-	-	-	-	-	-	
	CD-2.5	-	C	NP	NP	C	-	-	-	-	
	CD-3	-	C	NP	NP	C	NP	-	-	-	
	CD-4	-	NP	-	NP	NP	C	C	NP	C	
	CD-5	-	-	-	-	NP	NP	C	NP	C	
	CD-5D	-	-	-	-	-	-	C	-	-	
	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
Special Districts	CM	-	-	-	-	-	NP	NP	C	C	NP
	HC	-	-	-	-	-	NP	NP	C	C	-
	LI	-	-	-	-	-	-	-	C	NP	-
	HI	-	-	-	-	-	-	-	C	NP	-
	MH	-	C	NP	NP	NP	NP	-	-	-	NP

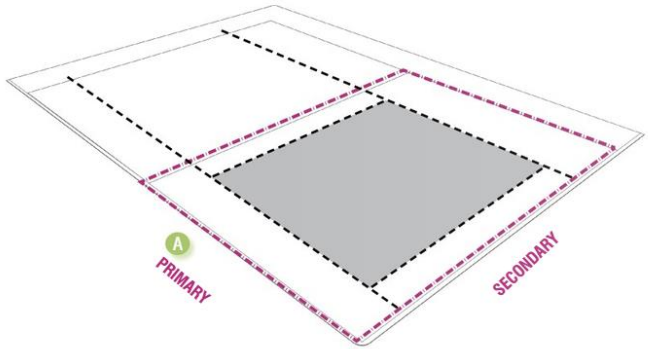
C= Consider NP= Not Preferred (-) = Preferred Scenario Amendment (PSA) Required

Zoning Analysis

- District primarily intended to serve as a commercial gateway and to take advantage of proximity to major roadways
- Permitted building types include Live/Work, General Commercial, Mixed Use Shopfront and Civic Buildings
- Compatibility of uses within existing retail center – bar/ restaurant, personal services, professional office, retail sales

CM

SECTION 4.4.4.1 COMMERCIAL



KEY
- Property Line (ROW)
- A Metrics on This and Facing Page
- Setbacks
- Building Footprint

District Intent Statements

CM is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. CM should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

Density

Impervious Cover	80% max.

Transportation

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

Building Types Allowed

Live/ Work	Section 4.4.5.11
General Commercial	
Mixed Use Shopfront*	Section 4.4.5.13
Civic Building	Section 4.4.5.14

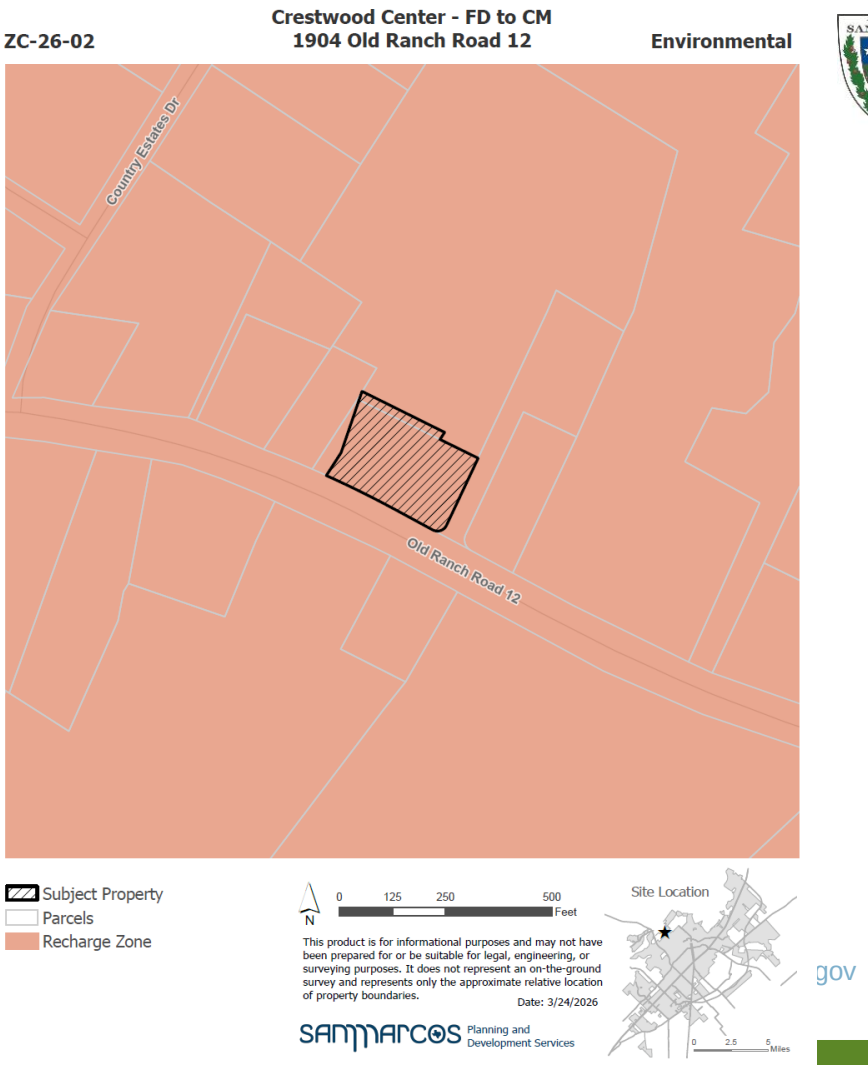
*No Residential on the ground floor

Building Standards

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

Environmental Analysis

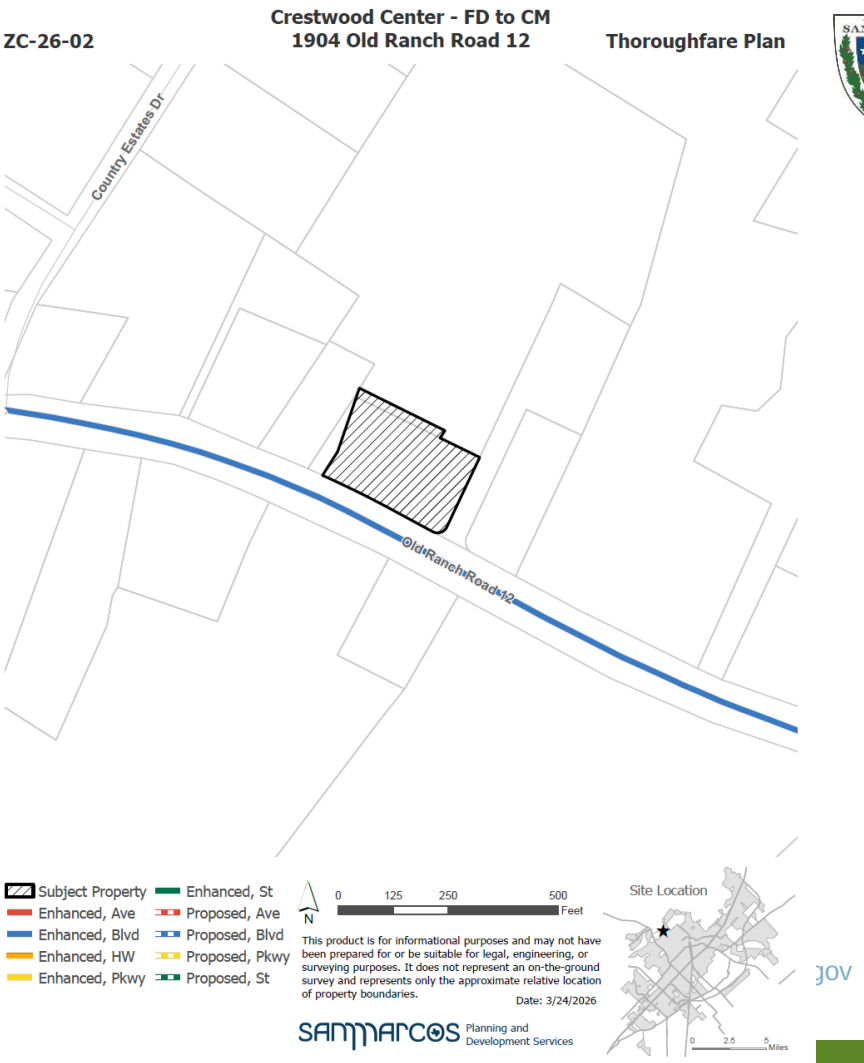
- Not located within the 100-year floodplain or floodway
- Located within the Edwards Aquifer Recharge Zone



Infrastructure

- **Streets**
  - Streetscape Improvements
  - Transportation Master Plan
  - Block perimeter (5,000 feet)
  - Bicycle & Sidewalk connections

- **Utilities**
  - Water: City of San Marcos
  - Wastewater: City of San Marcos
  - Electric: City of San Marcos



Recommendation

- Staff recommends **approval** of ZC-26-02 as presented

Zoning District Comparison Chart

Topic	*Existing Zoning:* **Future Development (FD)**	*Proposed Zoning:* **Commercial District (CM)**
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	CM is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. Building type options include live work, shopfront house, mixed use and general commercial buildings. CM should be applied along commercial corridors that serve as entrances to downtown or other pedestrian-oriented activity areas.
Uses	Residential / Agricultural *(See Land Use Matrix)*	Variety of commercial uses permitted including offices; retail; medical; hotels; recreation; light manufacturing, and restaurants. *(See Land Use Matrix)*
Parking Location	No location standards	Surface parking – no parking in the 1st layer; parking allowed in the 2nd and 3rd Layer Garage parking - allowed in the third layer only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	For Primary buildings – 10'-20' setback from Primary Street, 10-15 ft setback from Secondary St. 5' min side setback, 20' min rear set back (3' rear if abutting alley).
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Min, 4,000 sq ft for general commercial, mixed use shopfront and civic buildings; Minimum of 1,100 sq ft for live/work.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter Max